

ORDINANCE NO._____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 12554 - 12622 METRIC BOULEVARD FROM NEIGHBORHOOD OFFICE (NO) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood office (NO) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-2008-0210, on file at the Neighborhood Zoning and Planning Department, as follows:

A 1.818 acre tract of land, more or less, out of the John M. Swisher Abstract No. 2405, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 12554 – 12622 Metric Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit “B”.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
- B. A building or structure on the Property shall not exceed a height of 48 feet from ground level.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on _____, 2008.

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4 **PASSED AND APPROVED**

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8 _____, 2008

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§
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9 Will Wynn
10 Mayor

11
12
13 **APPROVED:** _____ **ATTEST:** _____

14 David Allan Smith
15 City Attorney

Shirley A. Gentry
City Clerk

HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

EXHIBIT A

DESCRIPTION OF 1.818 ACRES OF LAND OUT OF THE JOHN M. SWISHER SURVEY ABSTRACT No. 2405 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN (3.75 ACRE) TRACT OF LAND AS CONVEYED TO CATOOSA SPRINGS PARTNERS, LP, BY CORRECTION PARTITION DEED RECORDED IN DOCUMENT No. 2002056824 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a point in the curving Northwesterly right-of-way line of Metric Boulevard for the most Southerly corner of that certain (3.75 acre) tract of land as conveyed to Catoosa Springs Partners, LP, by Correction Partition Deed recorded in Document No. 2002056824 of the Official Public Records of Travis County, Texas, and for the most Easterly corner of Lot 1, Block A, Scofield Farms Commercial Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Document No. 200000120 of the Official Public Records of Travis County, Texas, and being the most Southerly corner and **PLACE OF BEGINNING** of the herein described tract;

THENCE leaving the curving Northwesterly right-of-way line of Metric Boulevard with the common line of said Catoosa (3.75 acre) tract and said Lot 1, N 59 deg. 04' 25" W 249.31 ft. to a point for the most Westerly corner of said Catoosa (3.75 acre) tract and for the most Northerly corner of said Lot 1, and being in a Southeasterly line of that certain (7.50 acre) tract of land as conveyed to the Pflugerville Independent School District by deed recorded in Volume 7677 Page 647 of the Deed Records of Travis County, Texas, and being the most Westerly corner of this tract;

THENCE with the common line of said Catoosa (3.75 acre) tract and said Pflugerville I.S.D. (7.50 acre) tract, N 30 deg. 55' 35" E 290.71 ft. to a point for an angle corner of said Catoosa (3.75 acre) tract and for the most Easterly corner of said Pflugerville I.S.D. (7.50 acre) tract and for an angle corner of that certain (12.23 acre) tract of land as conveyed to Pflugerville I.S.D. by deed recorded in Volume 9150 Page 664 of the Real Property Records of Travis County, Texas, and being an angle corner of this tract;

THENCE with the common line of said Catoosa (3.75 acre) tract and said Pflugerville I.S.D. (12.23 acre) tract, N 73 deg. 06' 44" E 61.00 ft. to a point for the Northeasterly corner of this tract;

end of Page 1

Page 2 of 2
1.818 ACRES

THENCE crossing the interior of said Catoosa (3.75 acre) tract with the East line of this tract, S 29 deg. 06' 46" E 343.76 ft. to a point in the Northwestern right-of-way line of Metric Boulevard and in the Southeasterly line of said Catoosa (3.75 acre) tract for the Southeasterly corner of this tract;

THENCE with the Northwestern right-of-way line of Metric Boulevard and the Southeasterly line of said Catoosa (3.75 acre) tract, the following two (2) courses;

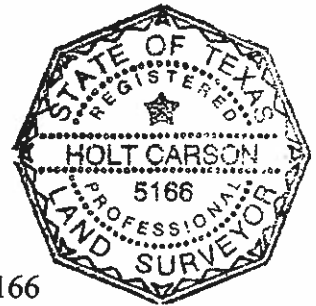
- 1) S 66 deg. 07' 02" W 16.00 ft. to a point of curvature;
- 2) along a curve to the left with a radius of 690.00 ft. for an arc length of 171.58 ft. and which chord bears S 58 deg. 53' 35" W 171.14 ft. to the **PLACE OF BEGINNING**, containing 1.818 acres of land.

PREPARED on September 18, 2008, from record information only.



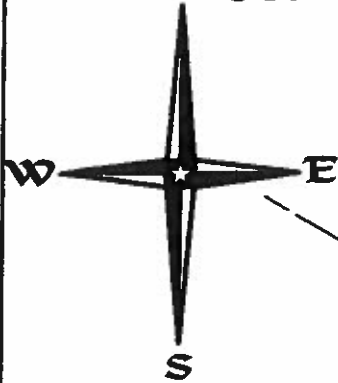
Holt Carson

Registered Professional Land Surveyor No. 5166



see accompanying sketch

N SCALE: 1" = 100'



John M. Swisher Survey
Abstract No. 2405

Pflugerville I.S.D.
(12.23 Acres) remainder
Volume 9150 Page 664

Pflugerville I.S.D.
(7.50 Acres)
Volume 7677
Page 647

Catoosa Springs Partners, LP
(3.75 Acres)
Correction Partition Deed
Document No. 2002056824

1.818 ACRES

Lot 1 Block A
Scofield Farms
Commercial Subdivision
Document No. 200000120

Place of Beginning

**METRIC BOULEVARD
(100')**

NOTE:

This sketch was prepared solely from
record information and does not
represent and field survey work.

SKETCH TO ACCOMPANY DESCRIPTION OF

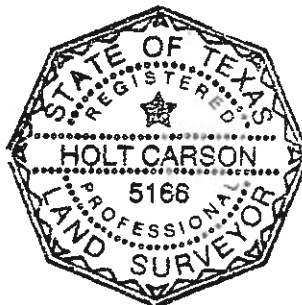
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PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.**

PREPARED: September 18, 2008

BY:

Holt Carson

Registered Professional Land Surveyor No. 5166



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PROFESSIONAL LAND SURVEYORS
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